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ABSTRACT

In response to recent urban to rural migration trends and the development of rather piecemeal land use policies and practices by local, state, and Federal decision makers, the U.S. Department of Agriculture has established a regional project (NE-78) and this report reflects the first of three major project objectives (to describe and appraise selected local, state, and Federal land-use and natural resource planning policies and the respective means of policy implementation for use in rural areas). Divided into two sections, the first section of this report describes seven land-use planning techniques (comprehensive planning, zoning, subdivision, capital programming, the official map, codes, and private restrictions) and includes abstracts of New Jersey policy and legislation associated with each. The second section presents results of the New Jersey Municipal Planning Control Survey--a survey designed to determine how many New Jersey municipalities have adopted five selected planning controls (planning boards, master plans, zoning ordinances, subdivision ordinances, and building codes). Presented in tabular form, the survey results indicate that of the 567 New Jersey municipalities: 69.8 percent have master plans; 94.2 percent have planning boards; 95.4 percent have zoning ordinances; 92.5 percent have subdivision ordinances; and 97.2 percent have building codes. (JC)

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PREFACE

This publication contains two sections. The first describes seven land-use planning techniques and includes abstracts of policy and legislation associated with each. The second surveys New Jersey municipalities to determine how many have adopted five selected planning controls -- planning boards, master plans, zoning ordinances, subdivision ordinances, and building codes. Additional publications regarding New Jersey's environmental land-use policy and legislation, land-use departments and agencies, and a user inventory of the state's land-use data collectors and potential users will be forthcoming from the Department of Agricultural Economics and Marketing, College of Agriculture and Environmental Science, Rutgers University, New Brunswick, New Jersey.

NEW JERSEY LAND-USE PLANNING TECHNIQUES AND LEGISLATION

by

Lee D. Schneider*

Introduction

From 1940 to 1970, the population density of the United States increased from 37 to 58 people per square mile. In the Northeast, the change was from 220 to 300 people per square mile, and in New Jersey, from 553 to 953. This constitutes a 72.3 percent increase in the population of New Jersey over that 30-year period. This increasing trend in the New Jersey population spearheaded concern for land-use planning and during the 1950's this became evident in the legislation enacted.

The period immediately after World War II, mid-1940's to mid-1950's, produced rapid expansion of the central city. Approximately 25 million people migrated from rural areas to the cities. With this expansion, the central city experienced serious social conflicts, slums, overcrowding, decay of the central business districts, increased commuting time, and higher costs of living. Movement to the suburbs provided greater living space and relief from the ills of the central city.[1/]

Rural areas were greatly affected by the urbanization process, especially when large metropolitan areas were located nearby. When the tendency of younger families to settle in the suburbs was coupled with rapid increase in population and decentralization of industries, the rural areas were placed under great stress to coordinate this growth. New Jersey

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1/ United States Department of Agriculture, Project Statement NE-78, CSRS.

has experienced a 14.8 percent increase in rural[2/] population between 1960 and 1970. This is the fourth largest percentage increase in rural growth in the United States.

As a result of an improved transportation system and increased personal income, the urbanization process has spread further into the rural areas of New Jersey. When the rapid rural urbanization process is joined by increased leisure time, the problems of preserving natural resources and open space along with providing additional outdoor recreational facilities in New Jersey play an important role in creating a desirable environment.

With the growing recognition of these problems, the careful planning of the environment and its natural resources becomes the responsibility of the various levels of government. Utilizing planning techniques correctly requires a thorough knowledge of their availability to the decision makers as well as a knowledge of legislation and policy governing the problem areas.

As an area grows in population and population density, planners require additional information about resources. Adequate land use and natural resource data should consist of all essential aspects of the area under study. Not only should the data be current, accurate, and relevant, but it must be readily and rapidly available to decision makers. Timeliness is an underlying aspect of data retrieval and distribution which should be achieved. Timeliness is also the most costly aspect to achieve when coupled with current accurate and relevant data.[3/]

Current land-use policies and practices generally reflect a response to specific problems encountered by local, state and federal decision makers,

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2/ Areas having less than 1,000 persons per square mile, single family residential and isolated residential dwellings, with little or scattered commercial and industrial sites.

3/ United States Department of Agriculture, op. cit.

rather than a coordinated effort to effectively utilize land, air, and water resources over a long period of time. This piecemeal approach has often created as many new problems as it has helped solve. Consideration must be given to a large scale development of standards and guidelines which can aid governmental officials in establishing effective statewide land-use programs. The U.S. Department of Agriculture has established regional project NE-78 to evaluate land-use planning and land information systems.

The objectives of the USDA project are:

(1) To describe and appraise selected local, state, and Federal land-use and natural resource planning policies and the respective means of policy implementation for use in rural areas.

(2) To improve the quality of information on land-use, natural resources, and existing information retrieval systems and to develop procedures for use of such systems at all governmental levels in the areas of land-use and natural resource planning.

(3) To determine the reactions of selected social, economic, and cultural groupings to existing and potential land-use and natural resource policies.

This report concerns itself with the first objective of regional project NE-78.

Land-Use Planning Techniques

Comprehensive Planning

History.[4/] - The first known process of planning for the future development of populated areas was contrived in the river-valley cities of the Indus, Euphrates, and Nile Valleys as early as 2,000 B.C. The Greeks and Romans also planned their cities, but according to different planning philosophies. The cities of Greece were kept small to combat

4/ The historical information on comprehensive planning was obtained from: Klein, Harold M., The Local Planning Process in New Jersey. Bureau of Government Research, Rutgers - the State University, Dec., 1967, pp. 1-6.

the major problem of an adequate food supply. Roman cities were established according to a formal grid pattern which was consistent no matter where the city was established.

In 1682, William Penn designed the checkerboard street pattern for Philadelphia which became the first American city to develop through comprehensive planning.

Then in 1791, Pierre L'Enfant combined the American rectangular pattern with the European radial pattern to establish the plan for Washington, D.C. This was followed by a radial street pattern for Detroit in 1807 and a rectangular street pattern for New York in 1811.

In 1893, organized groups of people, in an effort to clean up the environment, established the "city beautiful" movement. A model city at the Chicago World's Fair, free of smoke, smog, noise pollution, and congestion became the example for followers of this movement.

During the period 1915 to 1930 the development of the physical environment became the desirable trend. The establishment of zoning and subdivision regulations developed into a major technique in the planning and development process. As we know it today, comprehensive planning is a combination of both of the above planning periods and has spread to rural areas as well as the cities.

Definition and Function.- Comprehensive planning is the process through which land-use needs are organized to create a workable guide for future growth and development. In the "Local Planning Administration" the International City Managers Association describes the function of planning as follows:

> "The broad objective of planning is to further the welfare of the people in the community by helping to create an increasingly better, more healthful, convenient, efficient and attractive community environment. The physical, as well as the social and economic community

> is a single organism, all features and activities of which are related and interdependent. These factors must be supplemented by the application of intelligent foresight and planned administrative and legal coordination if balance, harmony, and order are to be ensured. It is the task of planning to supply this foresight and this overall coordination." 5/

The Master Plan. - The master plan is the major form of documenting comprehensive planning and is defined by state enabling legislation. The New Jersey County and Regional Planning Enabling Act and the New Jersey Municipal Planning Act (1953) provide the legal basis for county and municipal comprehensive planning agencies respectively.

Four steps are required in the preparation of master plans:

Step 1. - Establishment of plausible goals. These goals provide the guideline for the solution of day-to-day problems of growth and development.

Step 2. - Complete analysis of the existing conditions in the region under study and the surrounding regions. Data pertaining to the area's physical, economic, social, fiscal, aesthetic, and community-action elements are gathered and analyzed to establish a region's present needs and its potential for future growth, development, and problem solving.

Step 3. - Development of the plan. The plan is a statement of the means by which the goals of the region under study are to be accomplished. It is desirable to state the procedures to be used in analyzing various solutions or approaches to different problems.

Step 4. - Carrying out the plan. The best plan ever developed is useless if it is allowed to gather dust. As time goes on, needs, resources, and ideas change; therefore, a good plan is periodically revised and updated to keep pace within growing regions. It must also be remembered that a

5/ Cumberland County Planning Board, The Cumberland Plan, Bridgeton, New Jersey, November, 1966.

plan is only a recommended course of action and developed to guide the growth and development of the region, so when problems arise, a master plan should act as a guideline for local governing bodies in their final decision-making process. Planning is a continuous process and only has value insofar as it is used in future development.

The counties and municipalities that have adopted selected planning controls including planning boards and master plans to aid in the coordination of growth and development in New Jersey can be found in Appendix A. Final implementation of planning policies and master plans rests in the hands of the municipal government. State, regional, and county planning agencies are essentially advisory in nature; however, a coordinated effort between all levels of government will provide a more effective planning process.

Comprehensive Planning Policy and Legislation. -

Home Rule Act, 1917, Laws of 1917, Chapter 152

This Act concerns the municipalities in New Jersey. It covers their formation, organization, powers, duties, legal constraints, etc.

Title 40 Revised Statutes

This title represents legislation pertaining to the municipalities and counties in New Jersey.

New Jersey County and Regional Planning Enabling Act, Laws of 1935, Chapter 251, Approved June 8, 1935, last amended and supplemented by the Laws of 1968, Chapter 285, Approved September 6, 1968. N.J.S.A. 40:27-1 to 40:27-12, inclusive.

This Act provides for the creation of a county planning board by the Board of Chosen Freeholders to guide the county in its growth and development. Key subjects covered in the Act include: Term and appointment of board members, board expenses, outside employment, duties of the board, master plan, hearings, the master plan adoption, map changes, building location, definition of terms, review procedures, subdivision approval, subdivision plot and site plan review, appeals, municipal zoning ordinance filing, adjustment applications, duration of prior planning boards, variances and official map

amendments. The Act also provides for the establishment of regional planning boards: its membership qualifications, the formation of a regional master plan and delegation of the regional board powers.

New Jersey Municipal Planning Enabling Act, Laws of 1953, Chapter 433, adopted September 18, 1953, effective January 1, 1954. N.J.S.A. 40:55-1 to 40:55-21, inclusive.

This Act, generally referred to as the "Municipal Planning Act (1953)" provides for the establishment of a municipal planning board. Key subjects covered in the Act include: definition of terms, powers of the planning board, organization and appointment of board members, appropriations, hearings, duties as zoning commission (see N.J.S.A 40:55-1.8), the master plan, powers, subdivision regulations, plat filing, plat approval, performance guarantee, liens and approval certificates.

Model Ordinance for Creating Municipal Planning Board (Alternate A) for Strong Planning Board, prepared by the Division of State and Regional Planning.

This is a model of an ordinance for the creation of a city, town, township, village or borough planning board providing for the appointment of members, setting forth their duties, including the preparation and adoption of a master plan, serving as a zoning commission and approving subdivision plats for municipal planning purposes in accordance with the New Jersey Municipal Planning Enabling Act (1953). The Planning Board is designated as the official agency to administer the provisions of the Land Subdivision Ordinance of that municipality. The Board also makes recommendations to the municipal governing body on site plan approval in conjunction with the zoning ordinance for regional shopping centers, group housing projects, specialized industrial uses, etc.

Model Ordinance for Creating Municipal Planning Board (Alternate B) for Planning Board as Referral Agency, prepared by the Division of State and Regional Planning.

This is an ordinance for the creation of a city, town, township, village or borough planning board providing for the appointment of members thereto and setting forth their duties in accordance with the New Jersey Municipal Planning Enabling Act (1953). The Planning Board acts as a referral agency since the administration of the Land Subdivision Ordinance of that municipality is the duty of the governing body and the Planning Board only makes recommendations on the subject. As with the strong Planning Board recommendations are made on such things as site plan approval in conjunction with the zoning ordinance for regional shopping centers, group housing projects, specialized industrial uses, etc.

Suggested By-Laws for Municipal Planning Boards, prepared by the Division of State and Regional Planning, December 195?, revised February, 1966.

This represents a suggested set of municipal planning board by-laws to acquaint New Jersey municipal planning boards with a form which conforms to the provisions of the New Jersey Municipal Planning Enabling Act (1953). These can be altered, expanded or reduced in scope to fit each individual municipality. Items covered include: objectives, officers and their duties, election of officers, meetings, order of business, committees, employees, hearings and amendments.

Legislation Pertaining to the Division of State and Regional Planning Department of Community Affairs, State of New Jersey, (A) Chapter 47, Laws of 1961, Approved June 3, 1961, effective June 30, 1961, N.J.S.A. 13:18-5, 13:18-5.1, 13:18-15.50 to 13:18-15.52. (B) Chapter 293, Laws of 1966, approved November 23, 1966, effective March 1, 1967 as amended, Chapter 42, Laws of 1967, approved April 28, 1967, N.J.S.A. 52:270-1 to 52:270-44.

(A) This Act creates the Division of State and Regional Planning within the Department of Conservation and Economic Development and it amends and supplements the "Department of Conservation and Economic Development Act of 1948." It designates the functions, powers and duties of this department.

(B) This Act establishes the function, powers, and duties of the Department of Community Affairs as a principal department in the Executive Branch of the State Government and providing an appropriation therefor. It also states the agencies, departments and divisions under the jurisdiction of the Department of Community Affairs.

A Practical Guide to Reaching Joint Service Agreements, May, 1971, prepared by the County and Municipal Government Study Commission and Department of Community Affairs.

This publication suggests some of the advantages and disadvantages (problems) encountered when joint service agreements are attempted -- as viewed by knowledgeable people from New Jersey who are presently or have been involved with these contracts. Appendix I reviews three model contracts for joint police services, joint code enforcements and joint solid waste disposal. Appendix II is a compilation of existing laws on inter-local cooperation.

Proposed Community Planning Law, Division of State and Regional Planning, Department of Community Affairs.

The purpose of this "Community Planning Law" is to consolidate and revise the Municipal Planning Act, the Official Map and Building Permit Act, the Zoning Enabling Act, the Planned Unit Development Act, the County and Regional Planning Enabling Act and to codify pertinent case law in the planning area. It would contain a uniform set of definitions and procedures, outline essential planning tools and delineate the levels of government responsible for the implementation of community planning activities.

Zoning

History.[6] - The theory of zoning used in the municipal planning process in New Jersey originated from English common law and Colonial American land-use laws based on the doctrine of nuisance. The first of these laws was enacted by the Massachusetts Bay Colony in 1762 when local governing bodies were granted the right to regulate the location of certain offensive manufacturing plants within their jurisdictions. As Colonial law began to develop, attempts were made to safeguard public welfare by the enactment of fire zone laws. The City of Boston was granted the power to require that buildings be constructed of stone or brick, or covered with slate or tile. As American cities began to develop and grow the need for more restrictive codes and ordinances were required to ensure the health, welfare, and safety of the communities.

Land-use restrictions were enacted in California as early as 1886, but zoning did not begin in the United States until the first comprehensive municipal zoning ordinance was adopted by New York City in 1916. The question of constitutionality began to arise since zoning regulated the individual's use of his own property; however, in 1920, the highest court in New York State upheld the zoning ordinance established in 1916 as constitutional.

In the early years of zoning in New Jersey the courts produced decisions which were generally regarded as adverse to zoning. Then in 1917 the New Jersey legislation passed the Height and Bulk of Building Enactment which gave municipalities the right to establish "building lines." It also granted power to "cities of the first class" to regulate the height and bulk of buildings and the area of yards, courts, and other open spaces.

6/ The historical information on zoning was obtained from: Department of Community Affairs, Zoning in New Jersey 1967, Division of State and Regional Planning, New Jersey, June 1968.

In 1924, a comprehensive state enabling act was passed which enabled municipalities to create a board of adjustment with prescribed duties and powers. The need for zoning to establish orderly growth and development of municipalities was not generally accepted until 1926 when the United States Supreme Court ruled that zoning was fundamentally constitutional. Shortly after this Supreme Court decision, the New Jersey legislature amended its constitution of 1844 to allow municipalities to adopt zoning ordinances and in 1928, adopted a Model Municipal Zoning Enabling Act.

Since 1928, the zoning enabling legislation was amended many times and the boards of adjustment were given the power to grant variances and special-use permits. Today, 541 of the 567 municipalities in New Jersey have adopted zoning ordinances by way of the New Jersey Municipal Zoning Enabling Act which grants them the right to zone and enforce zoning legislation.

Definition and Function. - As stated in the New Jersey Zoning Enabling Act, zoning is "the right to regulate and restrict the height, number of stores, and sizes of buildings and other structures, the percentages of lots that may be occupied, the sizes of yards, courts and other open spaces, the density of population and the location and use of buildings and structures and land for trade, industry, residence or other purposes."

Historically, zoning preceded comprehensive planning in New Jersey. Today, zoning, subdivision regulations, capital programming, official maps, building codes and private restrictions are planning techniques which are used to implement the comprehensive plans (master plans) developed by the municipalities and counties.

Zoning's task of implementing the master plan is accomplished through the application of standards and controls. The most common of these include:

(1) Use controls which establish the uses of land which are permitted in residential, commercial, industrial zones, etc.

(2) Bulk controls which establish building size, height and area as well as determine the approximate location of a building or a lot.

(3) Density controls which establish lot size, maximum lot coverage, population density and number of dwelling units and schedule of bedrooms permitted. 7/ Density controls directly affect school requirements, recreation needs and other community facility requirements.

(4) Performance standards which are measurable scales with tolerable limits on specifically outlined practices. Some objectionable items, such as smoke, dust, odor, glare, noise, vibration, heat, moisture and water pollution, are closely regulated.

The municipalities that have adopted zoning ordinances in New Jersey are shown in Appendix A.

Zoning Board of Adjustment. - Zoning should be flexible so that it can be amended and expanded to meet the challenges of a rapidly changing environment. However, neither zoning nor comprehensive planning can anticipate all situations which may evolve regarding conflicts in land use. This constitutes the necessity for the establishment of zoning boards of adjustment as an instrument for correcting or alleviating the situations for which no specific provisions were made.

In New Jersey, zoning boards of adjustment are provided for in the New Jersey Municipal Zoning Enabling Act. They are set up to:8/

(1) Issue rulings in cases of alleged error or dispute in the administration of the zoning ordinance.

(2) Hear and decide on special exceptions and map interpretations for which provision has already been made in the zoning ordinance.

(3) Grant variances where the withholding of such will inflict hardship.

7/ This is currently undergoing litigation (see Molino vs. Glassboro, N.J., Supreme Court, 1971).

8/ Negative criteria can be found at the end of N.J.S.A. 40:55-39.

(4) Recommend for special reasons (usually public or quasi-public use) a variance to permit a use in a district which has previously been zoned against that use.

The Zoning Board of Adjustment exists for the purpose of interpreting the zoning ordinance. However, it must act as both an administrative organization to effect public policy and also as a quasi-judicial body to review and advise on the establishment of use variances. To be effective, the board should be thoroughly familiar with the master plans, zoning ordinance, and other agencies designated by enabling legislation which affect planning. Its decisions can then reflect the overall community plan for growth and development.9/

Zoning Policy and Legislation. -

New Jersey Municipal Zoning Enabling Act, Laws of 1928, Chapter 274, Last Amended and Supplemented by the Laws of 1969, Revised Statutes 40:50-30 to 40:55-53, inclusive.

This Act provides for the establishment of municipal zoning ordinances to be adopted by the governing body and enforced within the police power of the state. Key subjects covered in the Act include: purposes and powers of the ordinance, creation of districts, purposes of zoning, the zoning commission, publication and hearings, changes and protests, the Board of Adjustment (membership, term, vacancies, expenses, rules, meetings, powers, modifications and relief, voting procedures, appeals and decisions), enforcement and remedies, nonconforming uses and structures, conflicts with other laws, effect on public utilities, authentification, and amendments.

Zoning in New Jersey, 1967, prepared by the Bureau of Local Planning of the Division of State and Regional Planning.

This publication consists of two parts. Part I is a discussion of the background and development, the definition and function, devices and limitations, techniques, considerations, recommendations, status and trends of zoning in New Jersey. Part 2 consists of two appendices containing a directory of special uses, copies of worksheets tabulating selected regulatory provisions, tables and related data on zoning in New Jersey through 1967.

New Jersey Municipal Planned Unit Development Act (1967), Laws of 1967, Chapter 61, Approved May 23, 1967, N.J.S.A. 40:55-67, inclusive.

9/ Department of Community Affairs, A Guide to Zoning Boards of Adjustment, Division of State and Regional Planning, New Jersey, June 1969, pp. 2-3.

This Act defines the relationship of municipalities to zoning, authorizing and providing for planned communities. Key subjects covered in this Act include: the purposes, applications, standards and conditions for planned unit development, enforcement and modification of plan provisions, steps to final approval, public hearings, findings, judicial review, definitions and availability to municipalities in New Jersey.

Planned Unit Development Regulations, Adopted September 15, 1970, Chapter 44 of Title 5 of the New Jersey Administrative Code, in accordance with the Administrative Procedure Act of 1968, R. 1970 d. 109.

These regulations apply to developments authorized by municipal ordinances enacted pursuant to the Municipal Planned Unit Development Act of 1967. Regulations require that a copy of the planned unit development ordinance, a copy of the tentative plan and an application for approval be filed with the Division of State and Regional Planning. For interested parties the contents of the Plan and the procedures for ruling on the application are also outlined.

A Guide to Zoning Boards of Adjustment, February 1961, Revised June 1969, Prepared by New Jersey Department of Community Affairs, Division of State and Regional Planning.

This publication begins with an introduction of the history and background of zoning and its relationship to the field of planning. Chapter 2 defines the powers and duties of the Zoning Board of Adjustment. This is followed by suggested procedures and some legal considerations as to consistency, completeness of record, etc. Finally, the two appendices at the conclusion provide revisions and additions to laws regulating zoning boards of adjustment and the spheres of activity of New Jersey Zoning Boards of Adjustment.

Model By-Laws Procedures and Forms for New Jersey Boards of Adjustment, November 20, 1959, reprinted April 1, 1968, prepared by the New Jersey State League of Municipalities.

This publication contains fourteen forms and procedures for use by zoning boards of adjustment. These forms include the rules and regulations of the boards beginning with instructions for application for variances, special exceptions and appeals to the board and including all forms required to reach the final notice of decision and record of publication. Two tables outlining the spheres of activity of New Jersey Zoning Boards of Adjustment and a comprehensive bibliography are also included.

Subdivision

History.[10] - The subdivision of land in New Jersey was not evident until the early 1920's when the rampant surge of land development began.

10/ The historical information on subdivision was obtained from the Department of Community Affairs, Administrative Guide to Subdivision Regulations, Division of State and Regional Planning, New Jersey.

This period of land development did not end until new transportation routes opened up previously inaccessible areas and promoted new development and expansion. Even now, New Jersey still experiences rapid and, sometimes, unguided development in some of its mountain and seashore areas.

Premature subdivisions platted without any planning often led to street and lot arrangements which rapidly became obsolete and unsuited for residential development. A common lot size offered to the buyer was 20 by 100 feet. The buyer would build a home and then demand the extension of municipal services at little or no direct cost to himself. Improvements and maintenance costs began to rise and, as a result, local taxes increased. By 1935, over 185,000 acres of New Jersey land were occupied by premature subdivisions -- few of which provided school sites, recreation areas, or any developed plan of traffic circulation.

An example of this rampant subdivision process was the phantom town of Paisley in the "Pine Barrens" of Burlington County. This development platted in 1888 consisted of 1,400 acres. By 1940, 3,100 purchasers had bought land at an average price of $3.67 per acre and 13,000 building lots and 50 farm plots were technically sold. Finally, all that existed in 1940 were two vacant homes, miles of unimproved streets, and worthless deeds.

In 1930, the New Jersey State Legislature passed the first Municipal Planning Enabling Act which included the regulation of the subdivision of land by each municipality. By 1946, only 62 of the 567 municipalities in New Jersey had adopted subdivision ordinances. Since this time, the Act was amended in 1948, 1950, and 1951 and completely revised in 1953 to include a subdivision review process, lot sizes, building lines (only if no zoning ordinance), design standards, and other detailed subdivision requirements. Presently, 468 municipalities out of the 567 in New Jersey have adopted subdivision ordinances as shown in Appendix A.

Definition and Function. - Subdivision is the division of a plot into two or more plots for the purpose of resale. The function of subdivision regulations is to guide and control the dividing of lots so they meet accepted standards of good design. The lots are required to be of sufficient size to provide adequate light and air, and that sewers, water, curbs, sidewalks, and streets are installed in accordance with municipal regulations.

The statute providing municipalities with the right to create subdivision ordinances is the New Jersey Municipal Planning Act. In effect, subdivision ordinances are a form of specialized zoning, dealing with the residential uses of land. Just as zoning ordinances, subdivision should conform to the municipalities comprehensive plans (master plan). Parks, drainage rights-of-way, schools, roads, etc. should all be developed with the master plan as a guide. Two important points should not be overlooked when dealing with subdivisions. First, the overall subdivision design should be consistent with the plans of the surrounding areas. Second, certain areas which are too mountainous or too swampy, or in some physical sense create municipal-development problems should be acquired for public use. They should not be developed haphazardly only to provide inadequate housing, undesirable developments, or bad investments for those who will eventually inhabit the area.

Conclusion. - In conclusion, subdivision regulations foster sound community development by: (1) providing an effective means of achieving the desired goals of the master plan; (2) encouraging well-planned neighborhoods by enforcing standards for design and construction; (3) discouraging inferior development that might adversely affect the local tax base and the health, safety and general welfare of the community; (4) securing the rights of the public with respect to public land and waters; (5) safeguarding the interests

of the community, the homeowner, the subdivider, and the agencies and departments of local government; and (6) improving land and tax records by establishing standards for survey and plats.[11]

Subdivision Policy and Legislation. -

Administrative Guide to Subdivision Regulations, prepared by Robert H. McGuirk, Bureau of Local Planning, Division of State and Regional Planning.

> This publication discusses and analyzes in detail the enforcement of prescribed subdivision procedures, effectuation of the plat review process, adherence to established standards for community development and performance guarantees for improvements and history of the development of subdivision regulations. The Appendix outlines some questions to be considered in subdivision review along with providing the sample applications and forms required in the subdivision process.

MPL-1 New Jersey Municipal Planning Enabling Act, Laws of 1953, Chapter 433, adopted September 18, 1953 - effective January 1, 1954. N.J.S.A. 40:55-1 to 40:55-21, inclusive.

See Comprehensive Planning Policy and Legislation, p. 6.

Capital Programming

Municipal. - A capital improvement is: a building, structure, or equipment of relatively high cost and with a fairly long life expectancy.[12] The cost and life expectancy required to denote a capital improvement is a matter of municipal preference and practice. The capital improvement program is another planning tool that, when used properly, can implement the master plan of the municipality. It provides for the scheduling of improvements and expenditures to ensure that they are supplied when needed and financed on the basis of a municipality's ability to handle the costs. The value of a good program is not only realized in monetary terms, but it prevents duplication of efforts and increases efficiency within the municipality.

11/ Ibid., p. iv.

12/ Bureau of Government Research, The Local Planning Process in New Jersey. Rutgers - the State University of New Jersey, New Brunswick, N. J., December 1967, p. 104.

The planning board generally handles the capital improvements program since it has prepared the master plan, and, by law, has been required to review all capital expenditures by municipal agencies and is probably most aware of the long-term capital requirements of the municipality. The procedure for the preparation of a municipal capital improvements program consists of five steps:

(1) Well in advance of budget time each department head requests the capital items his department will need over the next six years. The improvements are listed in order of priority and the forms should include cost estimates for construction or purchase, estimates of additional funds or personnel which will be required to operate the improvement, possible sources of funds and narrative statements as to why the improvement is necessary.

(2) The planning board's capital improvements subcommittee then performs a preliminary review and analysis.

(3) Hearings are scheduled and department heads present their cases for the improvement. These hearings may be held in the presence of the subcommittee or the entire planning board, depending on the individual municipal procedures.

(4) At the completion of the hearings, the subcommittee prepares a final draft of the capital improvement program. It should include a review of available bonded debts, sources of funds, a list of all projects recommended by priority and department and suggestions on financing.

(5) The planning board reviews the final program and if approved passes it on to the governing body of the municipality to be implemented.

Statewide. - The statewide Capital Improvement Program in New Jersey projects the long-range physical development of the State over a 5-year period. The first year of the program is the administration's recommended Capital Construction Budget. This designates the new facilities, improvements and land acquisition requested by the State departments and agencies to meet the needs of their individual programs and also the needs of a rapidly growing population and expanding state economy. Projects are listed by division within each of the departments in priority order. This

priority order is not final and as plans and studies begin, priorities change. The program can be revised to reflect this changing priority order.

When the capital improvement program for each of the state departments and agencies is completed it is sent to the Budget Bureau of the Division of Budget and Accounting for final review and allocation of funds. All departments and agencies in the program are requested to establish long-range master plans and their requests are reviewed in conjunction with their master plan. The review process by the Budget Bureau provides for changes in priorities and cost analysis before deciding on whether or not funds can be allocated to a particular capital improvement.

For the large-scale acquisition of land, the state can use bond funds.[13/] Two major bond issues were approved in November 1971. They were an $80 million Green Acres bond issue and a $155 million higher education bond issue. Projects financed with current bond issue funds are not included in the capital improvement current fund allocation. As these bond funds are exhausted, new sources of financing will need to be developed. These may include new bond authorizations or additional federal assistance.

Capital Programming Policy and Legislation. -

Budget-State of New Jersey, Fiscal Year 1971-72, February 16, 1971, prepared by William T. Cahill, Governor, Joseph M. McCrane, Jr., State Treasurer and Walter Wechsler, Director, Division of Budget and Accounting.

> This annual publication is prepared for each fiscal year beginning July 1st and ending June 30th. It begins with the annual budget message submitted by the Governor and the major changes in the budget over the past fiscal year. The second section has statistical and budget summaries of revenues, expenditures and appropriations for state departments and agencies in New Jersey. Finally, the third and largest section summarizes General State Operations (both legislative and executive), State Aid, Capital Construction, Supplements and Non-State Funds.

13/ Bond funds, however, do not necessarily replace current funds.

Manual for Preparation of Budget Request, Revised August 1971, State of New Jersey, Department of the Treasury, Division of Budget and Accounting, Budget Bureau.

This annual publication is made up of seven chapters stating the accepted format for preparing a budget request. Chapters are arranged in sequential order and consist of completion dates, general instructions, technical instructions, the budget presentation, a statement of accomplishments, budget forms, and capital construction.

State of New Jersey Handbook of Accounts, Numbers, and Titles for Appropriations, Fiscal Year, July 1, 1971 - June 30, 1972, Department of the Treasury, Division of Budget and Accounting.

This annual publication states dollar totals, account numbers and titles for the appropriations made for the fiscal year beginning July 1, 1971 and ending June 30, 1972.

New Jersey Green Acres Land Acquisition Act of 1961, Chapter 45, Laws of 1961, Approved June 3, 1961, N.J.S.A. 13:8A-1 to 13:8A-18, inclusive.

This Act concerns the acquisition of lands for recreation and conservation purposes and governs the expenditure of money for such purposes. The amount of 60 million dollars was appropriated from the State Recreation and Conservation Land Acquisition Fund for this green acres acquisition program. Major sections include: use of funds, commission procedures for acquiring land, rules and regulations, position of the local unit, land disposal, discrimination restriction, powers and duties of the commissioner, state acquisition at private sales and appropriations.

New Jersey Higher Education Buildings and Construction Bond Act, 1971, Laws of 1971, Chapter 164, Senate No. 2271.

This Act authorizes the creation of a debt of the State of New Jersey by issuance of bonds of the state in the sum of $155 million for higher education buildings, their construction, reconstruction, development, extension, improvement, and equipment. It also provides the ways and means to pay the interest accumulated on the debt and a method of paying and discharging the principal.

The Official Map

Definition and Functions. - The official map is a map established by ordinance and adopted by the governing body which specifically designates the location and width of streets, drainage rights-of-way, parks and playgrounds in a municipality. The Official Map and Building Permit Act and the New Jersey Map Filing Law (for plats) provide the authority for the official map. While the official map could be an important item for

implementing the municipal master plan, it is not as widely used as most of the other planning tools.

Once the official map is adopted by the municipal governing body a developer, whose land or a portion thereof, appears on the map as reserved for a street, drainage right-of-way, park or playground must allow the municipality one year from the date of final subdivision approval to purchase the land. The official map actually prevents the construction of buildings and improvements on future public lands for a period of one year.

Official Map Policy and Legislation. -

MPL-2 New Jersey Official Map and Building Permit Act (1953), Chapter 434, Laws of 1953, Adopted September 18, 1953, Effective January 1, 1954, N.J.S.A. 40:55-1.30 to 40:55-1.42, inclusive.

> This Act concerns the establishment of official maps and building permits by the governing bodies of the municipalities. The section on the official map includes definition of terms, establishment of the map, reservation of public parks and playgrounds, time limits on land acquisition, amending procedures, changes, additions, and hearings. The section on building permits outlines the areas in which building permits are prohibited and the procedures for obtaining permits to build.

MFL-1 New Jersey Map Filing Law (1960), Chapter 141, Laws of 1960, Approved October 10, 1960, effective January 1, 1961, N.J.S.A. 46:23-9.9 to 46:23-11, inclusive.

This Act outlines the requirements for the approval and filing of subdivision plats. Also included in the Act are time limits for approval, prerequisites to filing, costs, indexing and duplication requirements.

Codes

Building. - A building code requires all structures in a municipality to be constructed, repaired and altered in accordance with accepted standards involving safety, fire, and sanitation rules. In New Jersey, there are four types of building codes which have been adopted. The codes adopted range in scope from national building codes to local adoptions. Specifically, they include: (1) The National Building Code of the American Insurance Association; (2) The New Jersey State Building Code; (3) The Building Officials Conference

of American Code (BOCA); (4) A local code promulgated by the individual municipality. Of all the codes, building codes are the most widely adopted and provide the strongest implementation tool in the area of planning policy (Appendix A).

There are basically two types of building codes -- performance and specification. The difference between the two is that the performance code established standards to be achieved while the specification code designates the type of materials which may be used. Both strive for the same goal, but take different approaches. The performance code has one major advantage over the specification code. Since it doesn't specify the use of materials it does not need the periodic updating to incorporate new technological improvements in building materials. Its disadvantage is that it contains an up-to-date listing of materials that meet performance code requirements.

Housing. - Housing codes are established to ensure that structures are provided the basic necessities and are maintained in proper order. They differ from building codes in that they apply to existing structures. The code itself prescribes minimum standards of structural safety, facilities, occupancy space, maintenance standards, and other standard provisions.

Health and Sanitation. - Health and Sanitation codes deal with the problems of nuisance abatement, rodent control, sewage and refuse disposal, water supply, food handling, and other municipal problems. The enactment of these codes protects the municipality by regulating housing maintenance, including space per person, ventilation, and the provisions of minimum services. Minimum services may include water supply, garbage and sewage disposal and other health and sanitary measures provided by the municipality.

Other Codes. - There are many other codes that are also available for adoption by the municipal boards of health in New Jersey. Some of these

that would aid in the municipal, regional, and state planning programs are:

Smoke Control Code	(1953)
Weed Control Code	(1953)
Solid Waste Code	(1955)
Swimming Pool Code	(1955)
Maintenance of Swine Code	(1957)
Water Supply Code	(1959)
Food and Beverage Vending Machine Code	(1961)
Coin-Operated Dry Cleaning Establishment Code	(1962)
Individual Sewage Disposal System Code	(1963)
Plumbing Code - Revised	(1964)
Private Campgrounds Code	(1964)
Retail Food Establishment Code	(1965)

New Jersey Codes. -

National Building Code, 1967 Edition, Recommended by the American Insurance Association, successor to the National Board of Fire Underwriters.

This code prescribes regulations governing the construction, alteration, equipment, use and occupancy, location and maintenance, moving and demolition of buildings and structures. It also contains fire protection features, although the control of conditions hazardous to life and property from fire or explosion normally included in a fire protection code has not been stipulated. For those municipalities that are located in areas subject to severe weather conditions, such as hurricanes, high winds, earthquakes, or heavy snows, there are appropriate appendices which may be adopted.

Standard Building Code of New Jersey, State of New Jersey, Department of Community Affairs, Revised 1966, 1971 printing.

This code controls the construction, use and occupancy of all buildings, by providing standards of design and construction. These standards are currently considered acceptable to assure public safety and health in the construction, use and occupancy of buildings and other structures located within the municipalities of New Jersey which have adopted this state code. It is divided into six parts including: (A) General Provisions and Definitions; (B) Structural, Fire, and General Safety Requirements; (C) Elevators, Motor Stairways, and Conveyor Equipment; (D) Air Conditioning, Mechanical Ventilation and Refrigeration; (E) Plumbing; and (F) Electrical Equipment and Wiring.

Basic Building Code, Building Officials and Code Administrators International (BOCA), Fifth Edition, 1970.

This modern performance code governs the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion, use or maintenance of all buildings and structures; provides for the issuance of permits, collection of fees, making of inspections, provides penalties for the violation thereof and declares and establishes fire limits. It contains twenty articles and thirteen appendices.

New Jersey State Housing Code, Department of Conservation and Economic Development and the State Department of Health, January, 1962.

This publication consists of two New Jersey State Housing Code Sample Ordinances and the thirteen sections of the code itself. Sample ordinance one relates to the repair, closing and demolition of dwellings which are unfit for human habitation. It authorizes the inspection of dwellings and acceptance of the "New Jersey State Housing Code" as a standard governing the supply of utilities, facilities, and conditions essential to making dwellings safe, sanitary and fit for human habitation. It also authorizes inspection of these dwellings and the fixing of penalties for violations. The final group of sections outlines the provisions of the code which constitute the standards and guidelines for the enforcing agency.

Public Health Nuisance Code (1953), Model Health Codes Approved for Adoption by Reference Act, New Jersey State Department of Health.

This ordinance establishes a code defining and prohibiting certain matters, things, conditions or acts as nuisances. It prohibits certain noises or sounds, requires the proper heating of apartments, prohibits lease or rental of certain buildings, prohibits spitting in or upon public buildings, conveyances or sidewalks. Finally, it authorizes the inspection of premises by an enforcing official, providing for removal or abatement of certain nuisances and recovery of expenses incurred by the Board of Health in removing or abating such nuisances and prescribing penalties for violations.

New Jersey State Sanitary Code, Adopted by the Public Health Council, New Jersey State Department of Health.

This code consists of eleven chapters stating rules and regulations be followed for the assurance of sanitary conditions in New Jersey. The chapters covered are: (I) Local Boards of Health and Personnel; (II) Reportable Diseases; (III) Animals and Birds: Importation, Quarantine and Herd-Testing Program; (IV) Laboratories; (V) Preparation, Handling, Transportation, Burial and Disinterment of Dead Human Bodies; (VI) Boarding Homes for Children; (VII) Production, Distribution and Sale of Certified Milk, Cream and Skim Milk; (VIII) Refuse Disposal; (IX) Mobile Home Parks; (X) Blood Banks; (XI) Campgrounds.

Private Restrictions

Private restrictions on the use and ownership of land when used properly can also be a valuable planning tool. A grantor may put a clause into a deed which restricts the use of the land by future landowners. There are two general types of such restrictions. The first are restrictions on "Alienation." This means that the deed contains a clause restricting to whom the land may be transferred. Courts have declared

these restrictions unconstitutional when prohibition of transfer is based on race, creed, or color.[14/] The second general type involves the use of restrictions on land uses. Unless they violate public policy these are legal and can be extremely effective in the planning process.

This second type of restriction can be further divided into easements, deed reservations, deed restrictions, and covenants. Easements are the rights held by others to use one's land for special purposes. They can involve the right to encroach upon airspace, to cross and/or transport goods over the land, to drain water across the land, and to compel maintenance by either landowner on commonly owned lands. The creation of an easement can be by written or oral agreement and is transferred along with the land to new owners. In order to revoke an easement there must exist a sale, release, abandonment, or condemnation. An example would be an easement permitting a utility company the right to run its lines either above or below the surface of the landowner's property. It may also grant workmen the right of access for servicing the lines.

The last three restrictions are specific provisions found in deeds which limit the use of the land. Deed reservations reserve mineral rights, timber rights, rights-of-way, or any other rights and privileges provided for the grantor. Deed restrictions and covenants impose private controls over the future use of land. For example, building lots in areas zoned for residential development may be sold with a deed restriction or covenant stipulating that the lot remain in residential use and buildings constructed on the lot meet required standards and specifications. Deed restrictions may also restrict the use of the lot against certain uses, such as the

14/ Levi, Donald R., Agricultural Law, Columbia, Missouri, Lucas Brothers Publishers, 1971, p. 189.

selling of alcoholic beverages.[15] Both can be applied by grantors or grantees and may run indefinitely or for definite periods of time.

The difference between deed restrictions and covenants lies in the legal action that can be taken. Covenants can be enforced by court orders or injunctions issued against violators or by personal actions for damages against violators. Deed restrictions usually contain reverter clauses that provide for the forfeiture of land back to the original grantor, his heirs or assigness if the restrictive conditions are not met.[16]

New Jersey Municipal Planning Control Survey

A survey of New Jersey municipalities was taken to determine the usage of selected planning controls that are available for municipal adoption. These controls consisted of planning boards, master plans, zoning ordinances, subdivision ordinances and building codes. Results show that of the 567 municipalities:

(1) 94.2 percent have planning boards
(2) 69.8 " have master plans
(3) 95.4 " have zoning ordinances
(4) 82.5 " have subdivision ordinances
(5) 97.2 " have building codes

(a) 16.0 percent - National Building Code
(b) 35.4 " - New Jersey State Building Code
(c) 31.6 " - Building Officials Conference of America Building Code
(d) 17.0 " - Locally Adopted Building Code

To examine the results of the county and state levels consult the summary table on the following page. For individual municipality results and county percentages consult Appendix A.

15/ Barlowe, Raleigh, Land Resource Economics, Englewood Cliffs, New Jersey, Prentice Hall, Inc., 1958, pp. 344-345.
16/ Ibid.

County and State-Wide Summary of Municipal Planning Controls (1972)

County	Total number of municipalities	Number of municipalities containing the planning control					Type of building code			
		Planning boards	Master plan	Zoning ordinance	Subdivision ordinance	Building code	National	State	BOCA	Local
Atlantic	23	23	20	22	17	23	3	9	7	4
Bergen	70	66	48	70	64	70	15	19	21	15
Burlington	40	38	24	37	34	40	5	21	9	5
Camden	37	33	25	34	28	34	3	9	18	4
Cape May	16	13	10	15	12	12	1	5	4	2
Cumberland	14	14	8	12	12	13	0	2	9	2
Essex	22	21	19	22	18	22	3	6	11	2
Gloucester	24	22	17	24	21	24	2	7	11	4
Hudson	12	8	2	10	8	12	4	6	2	0
Hunterdon	26	26	12	23	20	24	0	8	5	11
Mercer	13	13	13	13	12	13	3	9	1	0
Middlesex	25	25	23	25	25	25	5	6	11	3
Monmouth	53	49	39	53	40	52	4	17	23	8
Morris	39	39	33	39	37	39	18	10	5	6
Ocean	33	30	17	30	19	31	0	6	13	12
Passaic	16	15	11	16	12	16	8	5	3	0
Salem	15	15	7	15	14	14	0	8	3	3
Somerset	21	21	18	20	19	21	4	12	3	2
Sussex	24	23	16	19	19	24	2	9	11	2
Union	21	17	16	20	17	20	8	8	2	2
Warren	23	23	18	22	20	22	0	13	2	7
Total	567	534	396	541	468	551	88	195	174	94
Percentage Total	100.0	94.2	69.8	95.4	82.5	97.2	16.0[1/]	35.4	31.6	17.0

1/ Percentage total listed for the individual type of building code is based on the 551 municipalities that have building codes.

Sources: (1) Department of Community Affairs, Division of State & Regional Planning. (2) Department of Labor and Industry, Bureau of Economic Development. (3) Telephone Survey of County Planning Boards. (4) Roster of Building Officials - State of New Jersey.

APPENDIX A

This appendix indicates which of the 567 municipalities in New Jersey make use of five different planning controls available to them for local adoption.

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Atlantic County					
Absecon City	+	+	+	+	N
Atlantic City	+	+	+	+	B
Brigantine City	+	+	+	+	B
Buena Boro	+	+	+	+	S
Buena Vista Twp.	+	+	+	+	S
Corbin City	+	NO	+	NO	S
Egg Harbor City	+	+	+	NO	B
Egg Harbor Twp.	+	+	+	+	B
Estell Manor City	+	+	+	+	S
Folsom Boro	+	+	+	+	L
Galloway Twp.	+	+	+	+	B
Hamilton Twp.	+	+	+	+	S
Hammonton Town	+	+	+	+	L
Linwood City	+	+	+	+	N
Longport Boro	+	NO	+	NO	B
Margate City	+	+	+	+	L
Mullica Twp.	+	+	+	+	S
Northfield City	+	+	+	+	S
Pleasantville City	+	+	+	NO	N
Port Republic City	+	NO	NO	+	L
Somers Point City	+	+	+	NO	S
Ventnor City	+	+	+	NO	B
Weymouth Twp.	+	+	+	+	S
County Total	23	20	22	17	23
Percentage County Total	100.0	87.0	95.7	73.9	100.0
Bergen County					
Allendale Boro	+	+	+	+	B
Alpine Boro	+	+	+	+	S
Bergenfield Boro	+	+	+	+	B
Bogota Boro	+	+	+	NO	N
Carlstadt Boro	+	+	+	+	S
Cliffside Park Boro	+	NO	+	+	S
Closter Boro	+	+	+	+	N
Creskill Boro	+	+	+	+	L
Demarest Boro	+	+	+	+	B
Dumont Boro	+	+	+	+	S
East Paterson Boro	+	NO	+	+	N
East Rutherford Boro	+	+	+	+	B

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Bergen County (cont.)					
Edgewater Boro	+	+	+	+	N
Emerson Boro	+	+	+	+	N
Englewood City	+	+	+	+	N
Englewood Cliffs Boro	+	NO	+	+	S
Fairlawn Boro	+	+	+	+	N
Fairview Boro	+	I.P.	+	+	L
Fort Lee Boro	+	+	+	+	L
Franklin Lakes Boro	+	+	+	+	S
Garfield City	+	+	+	+	S
Glen Rock Boro	+	+	+	+	B
Hackensack City	+	+	+	+	B
Harrington Park Boro	+	I.P.	+	+	L
Hasbrouck Heights Boro	NO	NO	+	NO	B
Haworth Boro	+	I.P.	+	+	L
Hillsdale Boro	+	+	+	+	B
Ho-Ho-Kus Boro	+	NO	+	+	B
Leonia Boro	+	+	+	+	L
Little Ferry Boro	+	+	+	+	N
Lodi Boro	+	+	+	+	S
Lyndhurst Twp.	+	+	+	+	S
Mahwah Twp.	+	+	+	+	L
Maywood Boro	+	I.P.	+	+	N
Midland Park Boro	+	+	+	+	L
Montvale Boro	+	+	+	+	B
Moonachie Boro	+	+	+	+	N
New Milford Boro	+	+	+	+	L
North Arlington Boro	+	I.P.	+	+	L
Northvale Boro	+	NO	+	+	S
Norwood Boro	+	NO	+	+	S
Oakland Boro	+	+	+	+	B
Old Tappan Boro	+	+	+	+	B
Oradell Boro	+	NO	+	+	S
Palisades Park Boro	+	+	+	+	L
Paramus Boro	+	+	+	+	N
Park Ridge Boro	+	+	+	+	S
Ramsey Boro	+	+	+	NO	B
Ridgefield Boro	+	NO	+	+	S
Ridgefield Park Twp.	+	+	+	+	B
Ridgewood Village	+	+	+	+	B
River Edge Boro	+	+	+	NO	L

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Bergen County (cont.)					
River Vale Twp.	+	NO	+	+	N
Rochelle Park Twp.	+	NO	+	+	S
Rockleigh Boro	+	NO	+	+	S
Rutherford Boro	+	+	+	+	B
Saddle Brook Twp.	+	NO	+	+	S
Saddle River Boro	+	NO	+	+	B
South Hackensack Twp.	NO	NO	+	NO	L
Teaneck Twp.	+	+	+	+	B
Tenafly Boro	+	+	+	+	L
Teterboro Boro	NO	NO	+	NO	S
Upper Saddle River Boro	+	+	+	+	S
Waldwick Boro	+	+	+	+	N
Wallington Boro	+	+	+	+	B
Washington Twp.	+	+	+	+	L
Westwood Boro	+	+	+	+	N
Woodcliff Lake Boro	+	+	+	+	B
Wood-Ridge Boro	NO	NO	+	+	N
Wyckoff Twp.	+	+	+	+	B
County Total	66	48	70	64	70
Percentage County Total	94.3	68.6	100.0	91.4	100.0
Burlington County					
Bass River Twp.	+	NO	+	+	N
Beverly City	+	+	+	NO	S
Bordentown City	+	+	+	+	S
Bordentown Twp.	+	+	+	+	B
Burlington City	+	+	+	+	S
Burlington Twp.	+	+	+	+	S
Chesterfield Twp.	+	+	+	+	N
Cinnaminson Twp.	+	+	+	+	B
Delanco Twp.	+	NO	+	+	S
Delran Twp.	+	NO	+	+	S
Eastampton Twp.	+	+	+	+	N
Edgewater Park Twp.	+	+	+	+	B
Evesham Twp.	+	+	+	+	S
Fieldsboro Boro	+	I.P.	+	+	S
Florence Twp.	+	+	+	+	S
Hainesport Twp.	+	+	+	+	L
Lumberton Twp.	+	+	+	+	N

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Burlington County (cont.)					
Mansfield Twp.	+	+	+	+	B
Maple Shade Twp.	+	+	+	+	S
Medford Twp.	+	+	+	+	B
Medford Lakes Boro	NO	NO	+	NO	N
Moorestown Twp.	+	+	+	+	S
Mt. Holly Twp.	+	+	+	+	S
Mt. Laurel Twp.	+	+	+	+	S
New Hanover Twp.	+	I.P.	+	+	B
No. Hanover Twp.	+	I.P.	+	+	L
Palmyra Boro	+	NO	+	NO	B
Pemberton Boro	+	NO	+	+	S
Pemberton Twp.	+	+	+	+	S
Riverside Twp.	+	NO	+	+	B
Riverton Boro	+	NO	+	NO	S
Shamong Twp.	+	+	NO	+	S
Southampton Twp.	+	I.P.	+	+	L
Springfield Twp.	+	+	+	+	S
Tabernacle Twp.	+	NO	+	+	L
Washington Twp.	+	NO	NO	NO	S
Westampton Twp.	+	NO	+	+	L
Willingboro Twp.	+	+	+	+	S
Woodland Twp.	+	+	NO	+	B
Wrightstown Boro	+	NO	+	NO	S
County Total	38	24	37	34	40
Percentage County Total	95.0	60.0	92.5	85.0	100.0
Camden County					
Audubon Boro	+	+	+	+	L
Audubon Park Boro	NO	NO	NO	NO	NO
Barrington Boro	+	+	+	+	B
Bellmawr Boro	+	NO	+	+	B
Berlin Boro	+	+	+	+	B
Berlin Twp.	+	+	+	+	B
Brooklawn Boro	+	NO	+	NO	S
Camden City	+	+	+	+	S
Cherry Hill Twp.	+	+	+	+	B
Chesilhurst Boro	+	+	+	+	S
Clementon Boro	+	+	+	+	S
Collingswood Boro	+	+	+	NO	S

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Camden County (cont.)					
Gibbsboro Boro	+	+	+	+	B
Gloucester City	+	+	+	+	B
Gloucester Twp.	+	+	+	+	B
Haddon Twp.	+	+	+	+	B
Haddonfield Boro	+	+	+	+	N
Haddon Heights Boro	+	NO	+	NO	B
Hi-Nella Boro	+	NO	+	+	S
Laurel Springs Boro	+	NO	+	+	L
Lawnside Boro	+	+	+	+	L
Lindenwold Boro	+	+	+	+	B
Magnolia Boro	+	I.P.	+	+	B
Merchantville Boro	+	+	+	NO	N
Mount Ephraim Boro	+	+	+	NO	B
Oaklyn Boro	+	+	+	+	S
Pennsauken Twp.	+	+	+	+	B
Pine Hill Boro	+	+	+	+	S
Pine Valley Boro	NO	NO	NO	NO	NO
Runnemede Boro	+	+	+	+	B
Somerdale Boro	+	+	+	+	B
Stratford Boro	NO	+	+	+	N
Tavistock Boro	NO	NO	NO	NO	NO
Voorhees Twp.	+	+	+	+	B
Waterford Twp.	+	I.P.	+	+	B
Winslow Twp.	+	NO	+	+	S
Woodlynne Boro	+	NO	+	NO	L
County Total	33	25	34	28	34
Percentage County Total	89.2	67.6	91.2	75.7	91.2
Cape May County					
Avalon Boro	+	+	+	+	B
Cape May City	+	+	+	+	B
Cape May Point Boro	+	NO	+	NO	NO
Dennis Twp.	+	NO	+	+	NO
Lower Twp.	+	NO	+	+	L
Middle Twp.	+	+	+	+	NO
North Wildwood City	+	+	+	+	S
Ocean City	+	+	+	+	B
Sea Isle City	+	+	+	+	S
Stone Harbor Boro	NO	NO	+	NO	L

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Cape May County (cont.)					
Upper Twp.	+	+	+	NO	NO
West Cape May Boro	+	NO	+	+	S
West Wildwood Boro	+	NO	NO	NO	S
Wildwood City	+	+	+	+	S
Wildwood Crest Boro	+	+	+	+	N
Woodbine Boro	+	+	+	+	B
County Total	15	10	15	12	12
Percentage County Total	93.8	62.5	93.8	75.0	75.0
Cumberland County					
Bridgeton City	+	+	+	+	B
Commercial Twp.	+	NO	NO	NO	B
Deerfield Twp.	+	+	+	+	S
Downe Twp.	+	NO	+	+	L
Fairfield Twp.	+	+	+	+	B
Greenwich Twp.	+	+	+	+	B
Hopewell Twp.	+	+	+	NO	L
Lawrence Twp.	+	NO	+	+	B
Maurice River Twp.	+	I.P.	NO	+	B
Millville City	+	+	+	+	B
Shiloh Boro	+	NO	+	+	B
Stow Creek Twp.	+	NO	+	+	S
Upper Deerfield Twp.	+	+	+	+	NO
Vineland City	+	+	+	+	B
County Total	14	8	12	12	13
Percentage County Total	100.0	57.1	85.7	85.7	92.9
Essex County					
Belleville Town	+	NO	+	NO	S
Bloomfield Town	+	+	+	+	S
Caldwell Boro	+	NO	+	NO	S
Cedar Grove Twp.	+	+	+	+	B
East Orange City	+	+	+	NO	N
Essex Fells Boro	+	+	+	+	S
Fairfield Boro	+	+	+	+	B
Glen Ridge Boro	NO	NO	+	NO	B
Irvington Town	+	+	+	+	B
Livingston Twp.	+	+	+	+	N

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Essex County (cont.)					
Maplewood Twp.	+	+	+	+	L
Millburn Twp.	+	+	+	+	N
Montclair Town	+	+	+	+	B
Newark City	+	+	+	+	B
North Caldwell Boro	+	+	+	+	S
Nutley Town	+	+	+	+	B
Orange City	+	+	+	+	S
Roseland Boro	+	+	+	+	B
South Orange Village	+	+	+	+	B
Verona Boro	+	+	+	+	B
West Caldwell Boro	+	+	+	+	B
West Orange Town	+	+	+	+	L
County Total	21	19	22	18	22
Percentage County Total	95.5	86.4	100.0	81.8	100.0
Gloucester County					
Clayton Boro	+	NO	+	+	B
Deptford Twp.	+	+	+	+	S
East Greenwich Twp.	+	+	+	+	L
Elk Twp.	+	NO	+	+	B
Franklin Twp.	+	+	+	+	B
Glassboro Boro	+	+	+	+	B
Greenwich Twp.	+	+	+	+	N
Harrison Twp.	+	NO	+	+	S
Logan Twp.	+	+	+	+	B
Mantua Twp.	+	+	+	+	B
Monroe Twp.	+	+	+	+	S
National Park Boro	NO	+	+	NO	S
Newfield Boro	+	+	+	+	B
Paulsboro Boro	+	+	+	NO	L
Pitman Boro	+	+	+	+	B
So. Harrison Twp.	+	NO	+	+	B
Swedesboro Boro	+	NO	+	+	S
Washington Twp.	+	+	+	+	B
Wenonah Boro	+	NO	+	+	L
West Deptford Twp.	+	+	+	+	S
Westville Boro	NO	NO	+	NO	B
Woodbury City	+	+	+	+	N

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Gloucester County (cont.)					
Woodbury Heights Boro	+	+	+	+	L
Wolwich Twp.	+	+	+	+	S
County Total	22	17	24	21	24
Percentage County Total	91.7	70.8	100.0	87.5	100.0
Hudson County					
Bayonne City	+	+	+	+	B
East Newark Boro	NO	NO	NO	NO	S
Guttenberg Town	NO	NO	NO	NO	S
Harrison Town	NO	NO	+	NO	N
Hoboken City	+	NO	+	+	N
Jersey City	+	+	+	+	B
Kearny Town	NO	NO	+	+	N
North Bergen Twp.	+	I.P.	+	+	N
Secaucus Town	+	NO	+	+	S
Union City	+	NO	+	+	S
Weehawken Twp.	+	NO	+	NO	S
West New York Town	+	NO	+	+	S
County Total	8	2	10	8	12
Percentage County Total	67.7	16.7	83.3	67.7	100.0
Hunterdon County					
Alexandria Twp.	+	NO	+	+	L
Bethlehem Twp.	+	+	+	+	L
Bloomsbury Boro	+	NO	NO	NO	L
Califon Boro	+	NO	+	+	S
Clinton Town	+	+	+	+	B
Clinton Twp.	+	+	+	+	L
Delaware Twp.	+	NO	+	+	L
East Amwell Twp.	+	I.P.	+	NO	B
Flemington Boro	+	+	+	+	S
Franklin Twp.	+	NO	+	+	L
Frenchtown Boro	+	+	+	+	S
Glen Gardner Boro	+	NO	+	+	L
Hampton Boro	+	NO	NO	+	S
High Bridge Boro	+	+	+	NO	L
Holland Twp.	+	+	+	+	S
Kingwood Twp.	+	NO	+	+	S

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Hunterdon County (cont.)					
Lambertville City	+	+	NO	NO	B
Lebanon Boro	+	NO	+	+	L
Lebanon Twp.	+	+	+	NO	NO
Milford Boro	+	NO	+	+	B
Raritan Twp.	+	+	+	+	B
Readington Twp.	+	+	+	+	S
Stockton Boro	+	NO	+	+	NO
Tewksbury Twp.	+	+	+	+	L
Union Twp.	+	I.P.	+	+	S
West Amwell Twp.	+	I.P.	+	NO	L
County Total	26	12	23	20	24
Percentage County Total	100.0	46.2	88.5	76.9	92.3
Mercer County					
East Windsor Twp.	+	+	+	+	S
Ewing Twp.	+	+	+	+	S
Hamilton Twp.	+	+	+	+	S
Hightstown Boro	+	+	+	+	S
Hopewell Boro	+	+	+	+	B
Hopewell Twp.	+	+	+	+	S
Lawrence Twp.	+	+	+	+	S
Pennington Boro	+	+	+	+	S
Princeton Boro	+	+	+	+	N
Princeton Twp.	+	+	+	+	N
Trenton City	+	+	+	NO	S
Washington Twp.	+	+	+	+	S
West Windsor Twp.	+	+	+	+	N
County Total	13	13	13	12	13
Percentage County Total	100.0	100.0	100.0	92.3	100.0
Middlesex County					
Carteret Boro	+	+	+	+	B
Cranbury Twp.	+	+	+	+	B
Dunellen Boro	+	NO	+	+	B
East Brunswick Twp.	+	+	+	+	B
Edison Twp.	+	+	+	+	B
Helmetta Boro	+	+	+	+	L
Highland Park Boro	+	+	+	+	N

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Middlesex County (cont.)					
Jamesburg Boro	+	+	+	+	S
Madison Twp.	+	+	+	+	B
Metuchen Boro	+	+	+	+	N
Middlesex Boro	+	+	+	+	N
Milltown Boro	+	+	+	+	L
Monroe Twp.	+	+	+	+	S
New Brunswick City	+	+	+	+	B
North Brunswick Twp.	+	+	+	+	S
Perth Amboy City	+	+	+	+	B
Piscataway Twp.	+	+	+	+	S
Plainsboro Twp.	+	NO	+	+	L
Sayreville Boro	+	+	+	+	S
South Amboy City	+	+	+	+	B
South Brunswick Twp.	+	+	+	+	S
South Plainfield Boro	+	+	+	+	N
South River Boro	+	+	+	+	N
Spotswood Boro	+	+	+	+	B
Woodbridge Twp.	+	+	+	+	B
County Total	25	23	25	25	25
Percentage County Total	100.0	92.0	100.0	100.0	100.0
Monmouth County					
Allenhurst Boro	NO	NO	+	NO	L
Allentown Boro	+	+	+	+	S
Asbury Park City	+	+	+	NO	N
Atlantic Highlands Boro	+	+	+	+	B
Avon-by-the Sea Boro	+	+	+	+	B
Belmar Boro	+	+	+	+	S
Bradley Beach Boro	+	NO	+	NO	S
Brielle Boro	+	+	+	+	L
Colts Neck Twp.	+	+	+	+	L
Deal Boro	NO	NO	+	NO	L
Eatontown Boro	+	+	+	+	B
Englishtown Boro	+	NO	+	+	B
Fair Haven Boro	+	NO	+	NO	S
Farmingdale Boro	+	NO	+	+	NO
Freehold Boro	+	+	+	+	B
Freehold Twp.	+	+	+	+	B
Hazlet Twp.	+	+	+	+	N

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County & Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Monmouth County (cont.)					
Highland Boro	+	+	+	+	B
Holmdel Twp.	+	+	+	+	B
Howell Twp.	+	+	+	+	B
Interlaken Boro	NO	NO	+	NO	L
Keansburg Boro	+	+	+	NO	S
Keyport Boro	+	+	+	NO	B
Little Silver Boro	+	+	+	+	B
Loch Arbour Village	+	+	+	NO	S
Long Branch City	+	+	+	+	S
Manalapan Twp.	+	+	+	+	B
Manasquan Boro	+	+	+	+	S
Marlboro Twp.	+	+	+	+	B
Matawan Boro	+	+	+	+	L
Matawan Twp.	+	+	+	+	B
Middletown Twp.	+	+	+	+	B
Millstone Twp.	+	+	+	+	L
Monmouth Beach Boro	+	+	+	+	S
Neptune Twp.	+	+	+	+	B
Neptune City Boro	+	NO	+	NO	S
New Shrewsbury Boro	+	+	+	+	B
Ocean Twp.	+	+	+	+	B
Oceanport Boro	+	+	+	+	B
Red Bank Boro	+	+	+	+	N
Roosevelt Boro	+	NO	+	+	S
Rumson Boro	+	NO	+	+	S
Sea Bright Boro	+	+	+	NO	S
Sea Girt Boro	+	+	+	+	B
Shrewsbury Boro	+	+	+	+	B
Shrewsbury Twp.	NO	NO	+	NO	S
South Belmar Boro	+	NO	+	NO	S
Spring Lake Boro	+	NO	+	+	B
Spring Lake Heights Boro	+	+	+	+	L
Union Beach Boro	+	+	+	+	S
Upper Freehold Twp.	+	NO	+	+	N
Wall Twp.	+	+	+	+	B
West Long Branch Boro	+	+	+	+	S
County Total	49	39	53	40	52
Percentage County Total	92.5	73.6	100.0	75.5	98.1

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Morris County					
Boonton Town	+	+	+	+	S
Boonton Twp.	+	+	+	+	L
Butler Boro	+	+	+	+	L
Chatham Boro	+	NO	+	+	B
Chatham Twp.	+	+	+	+	B
Chester Boro	+	NO	+	+	N
Chester Twp.	+	+	+	+	N
Denville Twp.	+	+	+	+	N
Dover Town	+	+	+	+	N
East Hanover Twp.	+	+	+	+	N
Florham Park Boro	+	+	+	+	N
Hanover Twp.	+	+	+	+	N
Harding Twp.	+	+	+	+	B
Jefferson Twp.	+	+	+	+	N
Kinnelon Boro	+	+	+	+	N
Lincoln Park Boro	+	+	+	NO	S
Madison Boro	+	+	+	+	S
Mendham Boro	+	+	+	+	S
Mendham Twp.	+	+	+	+	S
Mine Hill Twp.	+	NO	+	+	N
Montville Twp.	+	+	+	+	S
Morris Twp.	+	I.P.	+	+	N
Morris Plains Boro	+	+	+	+	N
Morristown Town	+	+	+	+	L
Mountain Lakes Boro	+	+	+	+	L
Mount Arlington Boro	+	+	+	+	L
Mount Olive Twp.	+	NO	+	+	N
Netcong Boro	+	NO	+	+	S
Parsippany-Troy Hills Twp.	+	+	+	+	B
Passaic Twp.	+	+	+	+	N
Pequannock Twp.	+	+	+	+	B
Randolph Twp.	+	+	+	+	N
Riverdale Boro	+	+	+	+	L
Rockaway Boro	+	+	+	+	N
Rockaway Twp.	+	+	+	+	N
Roxbury Twp.	+	+	+	+	S
Victory Gardens Boro	+	+	+	NO	N
Washington Twp.	+	+	+	+	S
Wharton Boro	+	+	+	+	S

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Morris County (cont.)					
County Total	39	33	39	37	39
Percentage County Total	100.0	84.6	100.0	94.9	100.0
Ocean County					
Barnegat Light Boro	+	+	+	NO	S
Bay Head Boro	+	+	+	+	L
Beach Haven Boro	+	+	+	NO	B
Beachwood Boro	+	NO	+	NO	L
Berkeley Twp.	+	NO	+	+	B
Brick Twp.	+	+	+	+	B
Dover Twp.	+	+	+	+	B
Eagleswood Twp.	+	NO	NO	+	L
Harvey Cedars Boro	+	+	+	NO	B
Island Heights Boro	+	+	+	NO	B
Jackson Twp.	+	+	+	+	B
Lacey Twp.	+	NO	+	+	B
Lakehurst Boro	+	NO	+	NO	B
Lakewood Twp.	+	+	+	+	B
Lavalette Boro	+	NO	+	NO	L
Little Egg Harbor Twp.	+	+	+	+	L
Long Beach Twp.	+	+	+	+	L
Manchester Twp.	+	+	+	+	S
Mantoloking Boro	NO	NO	+	NO	NO
Ocean Twp.	+	+	+	+	B
Ocean Gate Boro	+	NO	+	NO	L
Pine Beach Boro	+	NO	+	NO	B
Plumsted Twp.	+	NO	+	+	L
Point Pleasant Boro	+	+	+	+	S
Point Pleasant Beach Boro	+	+	+	+	S
Seaside Heights Boro	+	NO	NO	NO	L
Seaside Park Boro	+	NO	+	NO	L
Ship Bottom Boro	NO	NO	+	+	S
South Toms River Boro	NO	NO	+	+	S
Stafford Twp.	+	NO	+	+	B
Surf City Boro	+	+	+	NO	L
Tuckerton Boro	+	+	+	+	L
Union Twp.	+	NO	NO	NO	NO
County Total	30	17	30	19	31
Percentage County Total	90.9	51.5	90.9	57.6	93.9

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Passaic County					
Bloomingdale Boro	+	+	+	+	S
Clifton City	+	+	+	+	N
Haledon Boro	+	+	+	+	S
Hawthorne Boro	+	+	+	+	N
Little Falls Twp.	+	+	+	+	S
North Haledon Boro	+	I.P.	+	NO	N
Passaic City	+	+	+	+	N
Paterson City	+	+	+	NO	N
Pompton Lakes Boro	+	+	+	NO	B
Prospect Park Boro	NO	NO	+	NO	S
Ringwood Boro	+	I.P.	+	+	B
Totowa Boro	+	+	+	+	N
Wanaque Boro	+	NO	+	+	B
Wayne Twp.	+	+	+	+	N
West Milford Twp.	+	+	+	+	S
West Paterson Boro	+	NO	+	+	N
County Total	15	11	16	12	16
Percentage County Total	93.8	68.8	100.0	75.0	100.0
Salem County					
Alloway Twp.	+	NO	+	+	L
Elmer Boro	+	NO	+	+	NO
Elsinboro Twp.	+	NO	+	+	S
Lower Alloways Creek Twp.	+	+	+	+	B
Mannington Twp.	+	NO	+	NO	S
Oldmans Twp.	+	+	+	+	S
Penns Grove Boro	+	+	+	+	S
Pennsville Twp.	+	NO	+	+	L
Pilesgrove Twp.	+	NO	+	+	B
Pittsgrove Twp.	+	+	+	+	L
Quinton Twp.	+	NO	+	+	S
Salem City	+	+	+	+	S
Upper Penns Neck Twp.	+	+	+	+	S
Upper Pittsgrove Twp.	+	NO	+	+	S
Woodstown Boro	+	+	+	+	B
County Total	15	7	15	14	14
Percentage County Total	100.0	46.7	100.0	93.3	93.3

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Somerset County					
Bedminster Twp.	+	+	+	+	S
Bernards Twp.	+	+	+	+	N
Bernardsville Boro	+	+	+	+	N
Bound Brook Boro	+	+	+	+	S
Branchburg Twp.	+	+	+	+	S
Bridgewater Twp.	+	+	+	+	L
Far Hills Boro	+	NO	+	+	S
Franklin Twp.	+	+	+	+	S
Green Brook Twp.	+	+	+	+	B
Hillsborough Twp.	+	+	+	+	S
Manville Boro	+	+	+	+	S
Millstone Boro	+	NO	+	NO	S
Montgomery Twp.	+	+	+	+	L
North Plainfield Boro	+	+	+	+	N
Peapack & Gladstone Boro	+	+	+	+	S
Raritan Boro	+	+	NO	+	S
Rocky Hill Boro	+	I.P.	+	NO	B
Somerville Boro	+	+	+	+	B
South Bound Brook Boro	+	+	+	+	S
Warren Twp.	+	+	+	+	N
Watchung Boro	+	+	+	+	S
County Total	21	18	20	19	21
Percentage County Total	100.0	85.7	95.2	90.5	100.0
Sussex County					
Andover Boro	+	NO	+	+	S
Andover Twp.	+	+	+	+	S
Branchville Boro	+	NO	NO	+	S
Byram Twp.	+	+	+	+	L
Frankford Twp.	+	+	+	NO	S
Franklin Boro	+	+	+	+	B
Fredon Twp.	+	+	+	NO	S
Green Twp.	+	NO	+	+	B
Hamburg Boro	+	NO	+	+	B
Hampton Twp.	+	+	+	+	B
Hardyston Twp.	+	+	+	NO	N
Hopatcong Boro	+	+	+	+	L
Lafayette Twp.	+	NO	NO	+	B
Montague Twp.	+	+	NO	+	S

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Sussex County (cont.)					
Newton Town	+	+	+	+	N
Ogdensburg Boro	NO	NO	NO	NO	B
Sandyston Twp.	+	+	+	+	S
Sparta Twp.	+	+	+	+	B
Stanhope Boro	+	+	+	+	S
Stillwater Twp.	+	+	+	+	B
Sussex Boro	+	NO	NO	NO	S
Vernon Twp.	+	+	+	+	S
Walpack Twp.	+	NO	+	+	S
Wantage Twp.	+	+	+	+	B
County Total	23	16	19	19	24
Percentage County Total	95.8	67.7	79.2	79.2	100.0
Union County					
Berkeley Heights Twp.	+	+	+	+	N
Clark Twp.	+	+	+	+	S
Cranford Twp.	+	+	+	+	S
Elizabeth City	+	+	+	+	S
Fanwood Boro	+	+	+	NO	S
Garwood Boro	NO	NO	+	NO	S
Hillside Twp.	+	+	+	+	N
Kenilworth Boro	+	+	+	+	B
Linden City	+	+	+	+	S
Mountainside Boro	+	+	+	+	S
New Providence Boro	+	+	+	+	N
Plainfield City	+	+	+	+	B
Rahway City	+	+	+	+	N
Roselle Boro	+	NO	+	+	N
Roselle Park Boro	NO	NO	+	NO	S
Scotch Plains Twp.	+	+	+	+	L
Springfield Twp.	+	+	+	+	N
Summit City	+	+	+	+	N
Union Twp.	NO	NO	+	+	L
Westfield Town	+	+	+	+	N
Winfield Twp.	NO	NO	NO	NO	NO
County Total	17	16	20	17	20
Percentage County Total	81.0	76.2	95.2	81.0	95.2

(Continued)

New Jersey County and Municipal Planning Controls (1972)

County and Municipality	Planning board	Master plan	Zoning ordinance	Subdivision ordinance	Building code
Warren County					
Allamuchy Twp.	+	+	+	+	L
Alpha Boro	+	NO	+	+	S
Belvidere Town	+	+	+	+	S
Blairstown Twp.	+	+	+	+	S
Franklin Twp.	+	+	+	+	L
Frelinghuysen Twp.	+	+	+	+	S
Greenwich Twp.	+	I.P.	+	+	S
Hackettstown Town	+	+	+	+	S
Hardwick Twp.	+	+	+	+	S
Harmony Twp.	+	+	+	NO	L
Hope Twp.	+	+	+	+	L
Independence Twp.	+	+	+	+	L
Knowlton Twp.	+	+	+	+	B
Liberty Twp.	+	I.P.	+	+	S
Lopatcong Twp.	+	NO	+	+	S
Mansfield Twp.	+	+	+	+	L
Oxford Twp.	+	+	+	+	B
Pahaquarry Twp.	+	+	Acquired by Fed. Govt. Dec. 1970		
Phillipsburg Town	+	+	+	+	S
Pohatcong Twp.	+	NO	+	+	L
Washington Boro	+	+	+	NO	S
Washington Twp.	+	+	+	+	S
White Twp.	+	+	+	+	S
County Total	23	18	22	20	22
Percentage County Total	100.0	78.3	95.7	90.9	95.7

Key

\+ - Presence of Planning Control
No - Absence of Planning Control
I.P. - Master Plan in Process of Development
Note: These may have been completed when this publication is released.

N - National Building Code of the American Insurance Association
S - New Jersey State Building Code
B - (BOCA) Building Officials Conference of American Code
L - A code promulgated by the individual municipality

Sources: (1) Department of Community Affairs, Division of State and Regional Planning.
(2) Department of Labor and Industry, Bureau of Economic Development
(3) Telephone Survey of County Planning Boards
(4) Roster of Building Officials - State of New Jersey

APPENDIX B

This appendix provides the reader with a list of selected state, county, and local land-use planning agencies in New Jersey which collect land-use data and use land-use planning techniques to aid them in their decision-making processes.

STATE DEPARTMENTS AND AGENCIES

Department of Community Affairs,
363 West State Street,
Trenton, New Jersey. 08625
Lawrence F. Kramer - Commissioner
609-292-6420

Division of State & Regional Planning,
Sidney L. Willis - Assistant Commissioner.
609-292-2953

- Bureau of Statewide Planning,
  Donald Stansfield - Chief,
  609-292-2622

  John Parke - Principal Planner,
  609-292-2905

- Bureau of Regional Planning,
  Richard Ginman - Chief,
  609-292-2902

  Richard Binetsky - Areawide Planning
  609-292-2822

  Dennis Jones
  609-292-2874

  James Jager
  609-292-2659

Division of Local Government Services,
Joseph N. Ehret - Director
609-292-4806

- Bureau of Local Management Services,
  Curt Hubert - Local Planning Section.
  609-292-2523

Division of Housing & Urban Renewal,
Raymond R. Heinrich - Director
609-292-7898

Division of Human Resources,
Earl McLeod - Director
609-292-6212

Department of Labor & Industry,
John Fitch Plaza,
Trenton, New Jersey. 08625
Ronald M. Heymann - Commissioner
609-292-2212

STATE DEPARTMENTS AND AGENCIES
(continued)

Division of Economic Development,
Herman C. Simonse - Director
609-292-2212

- Bureau of Commerce,
  Joel Tropoli - Representative
  609-292-4231

Department of the Treasury,
State House,
Trenton, New Jersey. 08625
Joseph M. McCrane, Exec. Director.
609-292-5031

- Bureau of the Budget,
  Kalman Cohen - Capital Planning.
  609-292-7183

N.J. State League of Municipalities,
413 West State Street,
Trenton, New Jersey. 08618
Robert H. Fust - Executive Director.
609-695-3481

COUNTY PLANNING BOARDS

Atlantic County
John R. Gideonese - Director
Joe Picardi - Assistant Director
Ed Wuillermin - Senior Planner
Atlantic County Planning Board
2322 Pacific Avenue
Atlantic City, New Jersey. 08401

Bergen County
Donald J. Clark - Director
Adrian Humbert - Assistant Director
Bergen County Planning Board
29 Linden Street
Hackensack, New Jersey. 07601
201-646-2900

Burlington County,
Bernard Cedar - Director
Jerry Walnut - Principal Planner,
Burlington County Planning Board,
49 Rancocas Road,
Mount Holly, New Jersey. 08060
609-267-3300 Ext. 261-2

Camden County,
John D. Tomaselli - Planning Director
Carolyn Neill - Senior Planner
Camden County Planning Department
2276 North 43rd Street
Pennsauken, New Jersey. 08110

Cape May County,
Wesley Ewell - Director
David Rutherford - Senior Planner
Cape May County Planning Board,
County Court House,
Cape May Court House, N.J. 08210
609-465-7111

Cumberland County,
John J. Holland - Director
Carl Holm - Principal Planner
Cumberland County Planning Board,
800 East Commerce Street,
Bridgeton, N.J. 08302
609-451-8000 Ext. 257

Essex County,
Arthur John Bray, Jr. - Planning Officer
Essex County Planning Board,
520 Belleville Ave., Bldg. No. 3,
Belleville, N.J. 07109
201-751-7300

Gloucester County,
John H. Fisher - Director
Chuck Romick - Assistant Planner,
Gloucester County Planning Dept.,
North Delsea Drive,
Clayton, New Jersey. 08312
609-881-1200

Hudson County,
Albert Fiore - Director
Bennett Boeschenstein - Senior Planner
Hudson County Planning Board,
County Administration Building,
595 Newark Avenue,
Jersey City, New Jersey. 07306
201-792-3737

Hunterdon County,
Donald F. Koelling - Director
Mike Olmo - Principal Planner
Hunterdon County Planning Board,
Main Street,
Flemington, New Jersey. 08822
201-782-4310

Mercer County,
Leo Laksonen - Director
Robert Kinsley - Principal Planner
Mercer County Planning Board
(continued)

Mercer County (continued)
County Administration Building
640 South Broad Street,
P.O. Box 1777,
Trenton, New Jersey. 08607
609-989-8000

Middlesex County,
Douglas S. Powell - Director
Victor Opalski - Principal Planner
Middlesex County Planning Board,
County Administration Building,
John F. Kennedy Square,
New Brunswick, N. J. 08901
201-246-0400 Ext. 462

Monmouth County,
Robert D. Halsey - Director
Robert Clark - Assistant Planner
Monmouth County Planning Board,
Hall of Records Annex,
Court Street & Lafayette Place,
Freehold, New Jersey. 07728
201-431-4000 Ext. 220

Morris County,
Dudley H. Woodbridge - Director
Morris County Planning Board,
3 Schuyler Place,
Morristown, New Jersey. 07960

Ocean County,
Joseph S. Portash - Director
H. George Buckwald - Chairman
Ocean County Planning Board,
Court House Square,
Toms River, New Jersey. 08753
201-244-2121

Passaic County,
James D. Rogers - Director
Passaic County Planning Board,
County Administration Building,
317 Pennsylvania Avenue,
Paterson, N. J. 07503
201-525-5000 Ext. 405

Salem County,
John Holland - Director
George Joachim - Principal Planner
Salem County Planning Board,
Salem County Court House,
Salem, N. J. 08079
609-935-4477

Somerset County,
William E. Roach, Jr. - Director
Arthur Reuben - Assistant Director
Somerset County Planning Board,
County Administration Building,
Somerville, N.J. 08876

Sussex County,
Jules W. Marron Sr. - Director
Joel Jenkins - Senior Planner
Sussex County Planning Board,
39 High Street,
Newton, N.J. 07860
201-383-2820

Union County,
Alfred H. Linden - Director
Ron Deering - Senior Planner
Union County Planning Board,
County Court House,
Elizabeth, N.J. 07207
201-353-5000

Warren County,
Russell Miles - Director
Warren County Planning Board,
Court House,
Belvidere, N.J. 07823
201-475-5361

COUNTY AND LOCAL LAND-USE PLANNING AGENCIES

A listing of the names, addresses and telephone numbers of individuals and agencies who are involved in land-use planning for a particular municipality or county can be obtained by calling the county clerk and requesting a copy of the county directory.

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